



## Wylie Planning and Zoning Commission

---

### Minutes

Wylie Planning & Zoning Commission  
Tuesday April 17, 2018 – 6:00 pm  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building 100

### CALL TO ORDER

---

The Planning and Zoning Commission was called to order at 6:06 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Roger Myers, Commissioner Brad Emerson, and Commissioner Bryan Rogers. Commissioner Mike McCrossin and Commissioner Jade Duan were both absent.

Staff present was Renae' Ollie, Development Services Director, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

### INVOCATION & PLEDGE OF ALLEGIANCE

---

Commissioner Rogers gave the Invocation. Commissioner Emerson led the Pledge of Allegiance.

### CITIZENS COMMENTS

---

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

### CONSENT ITEMS

---

Consider and act upon approval of the Minutes from the April 3, 2018, Regular Meeting.

#### Board Action

A motion was made by Vice Chair Owens and seconded by Commissioner Myers to approve the minutes for April 3, 2018, as submitted. Motion carried 5 – 0.

### REGULAR AGENDA

---

#### Regular Hearing

### **Preliminary Plat Inspiration Phase 6**

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

#### **Staff Presentation**

Ms. Ollie stated that Inspiration Phase 6 plat will create 29 residential lots and eight open space lots on 21.53 acres. This is part of overall 700 acre master planned community within the Extraterritorial Jurisdiction of Wylie.

The City Engineer has commented that there are outstanding additions and alterations. The outstanding issues will not hinder the approval of the plat, due to plat being approved subject to additions and alterations as required by the City Engineer. Staff recommends approval.

#### **Board Discussion**

Commissioner Myers questioned the floodplain within the development. Mr. Kirby Haywood, Jacobs Engineering, 1999 Bryan Street, Dallas, representative from the engineering firm, stated that there is natural drainage and no detention ponds. The property is downstream from the flow of the lake.

#### **Board Action**

A motion was made by Commissioner Myers and seconded by Commissioner Rogers, to recommend approval to the City Council regarding a Preliminary Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd. Motion carried 5 – 0.

### **Public Hearing**

#### **Zoning Case 2018-06**

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council to amend Planned Development 2018-06, Section II.11 to set forth conditions for parking and street design on Street D, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. **ZC2018-06**

#### **Staff Presentation**

Mr. Molina stated that the applicant is requesting to amend Planned Development Ordinance 2018-06, Section II.11 to allow for street parking on the one-way Street D. The parking areas will be stripped and parallel parking access. Street D will allow parking on the area closest to the residential homes.

The purpose of the amendment is due to 75 foot Atmos easement that is adjacent to Street D. The street design has been reviewed and approved by the fire department, engineering department and planning department.

The plan does provide a mounted curb, which allows a vehicle to drive up on it.

Thirty-five notifications were mailed and no responses were received in favor or in opposition of the request.

### **Board Discussion**

Mr. Todd Wintters, Engineering Concepts, 201 Windco Circle, representative for the applicant, stated that Atmos Energy has a 75 foot wide easement that will not allow irrigation or concrete. The pavement will be a single slope, allowing people to pull up and park on the curb. This will alleviate curb cuts for each driveway, and also allow a six foot parkway for the utilities underground.

Vice Chair Owens expressed concern for the parking and recommended reducing the rear setback to allow wider street. The street is 21 feet wide, with six feet of parkway.

Commissioner Myers questioned who was responsible for maintaining the floodplain areas. Mr. JR Douglas, Douglas Properties, 2309 Avenue K, Plano, Texas stated that the open spaces will be dedicated to the City of Wylie and maintained by the Homeowner's Association. All lots will be out of the floodplain.

### **Public Comments**

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner Rogers, and seconded by Commissioner Emerson, to recommend approval to the City Council to amend Planned Development 2018-06, Section II.11 to set forth conditions for parking and street design on Street D, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. **ZC2018-06**. Motion carried 3-2, with Chair Smith and Vice Chair Owens in opposition.

### **Regular Agenda**

#### **Preliminary Plat Emerald Vista**

Consider, and act upon a recommendation to the City Council regarding a Preliminary Plat for Emerald Vista. The Plat will create 169 single family residential lots, 8 common area lots, and a Fire Station lot on 51.669 acres. The subject property is generally located at the northeast corner of S. Ballard Avenue and Pleasant Valley Road.

### **Staff Presentation**

Mr. Molina stated that the plat totals 51.669 acres and is part of the Emerald Vista Planned Development. The property will create 169 residential lots, 8 common area lots, and one lot that will maintained by the City of Wylie. The other common area lots will be maintained by the Homeowners Association.

### **Board Action**

With no questions for staff or the applicant, a motion was made by Commissioner Myers, and seconded by Commissioner Rogers, to recommend approval to the City Council regarding a Preliminary Plat for Emerald Vista. The Plat will create 169 single family residential lots, 8 common area lots, and a Fire Station lot on 51.669 acres. The subject property is generally located at the northeast corner of S. Ballard Avenue and Pleasant Valley Road. Motion carried 4 – 1, with Vice Chair Owens in opposition.

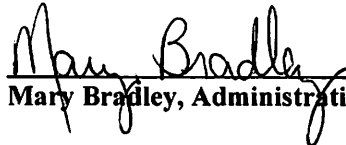
Chair Smith reminded the Commissioners of the next meeting on May 1, 2018.

#### **ADJOURNMENT**

A motion was made by Commissioner Rogers, and seconded by Vice Chair Owens to adjourn the meeting at 7:03PM. All Commissioners were in consensus.

  
Ron Smith, Chair

ATTEST:

  
Mary Bradley, Administrative Assistant